151.0	0002	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	942,600 / 942,600
					USE VALUE:	942,600 / 942,600
					ASSESSED:	942,600 / 942,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONEY LINDA
Owner 2:	
Owner 3:	
Street 1:	90 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 18,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18000.000	270,600		672,000	942,600
Total Card	0.413	270,600		672,000	942,600
Total Parcel	0.413	270,600		672,000	942,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.91 | /Parcel: 357.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 100125
GIS Ref:
GIS Ref:
Insp Date: 06/18/18

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,800	0	18,000.	672,000	942,800	942,800	Year End Roll	12/18/2019
2019	101	FV	218,500	0	18,000.	672,000	890,500	890,500	Year End Roll	1/3/2019
2018	101	FV	218,500	0	18,000.	595,200	813,700	813,700	Year End Roll	12/20/2017
2017	101	FV	218,500	0	18,000.	499,200	717,700	717,700	Year End Roll	1/3/2017
2016	101	FV	218,500	0	18,000.	499,200	717,700	717,700	Year End	1/4/2016
2015	101	FV	217,400	0	18,000.	432,000	649,400	649,400	Year End Roll	12/11/2014
2014	101	FV	217,400	0	18,000.	417,600	635,000	635,000	Year End Roll	12/16/2013
2013	101	FV	217,400	0	18,000.	397,400	614,800	614,800		12/13/2012

!11851!

PRINT

Date	Time
12/11/20	01:59:03

LAST REV

Date	Time
06/18/18	15:19:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11851

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARABIAN GREGORY	28357-334		3/26/1998	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	MEAS&NOTICE	BS	Barbara S
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
12/22/1989	Measured	336	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100125
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18000		Sq. Ft.	Site		0	70.	0.53	8									671,996						672,000	

Total AC/HA: 0.41322 | Total SF/SM: 18000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 671,996 | Spl Credit | Total: 672,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28790998
Const Adj.:	0.98490000
Adj $ / SQ:	120.504
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367721
Depreciation:	97078
Depreciated Total:	270643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

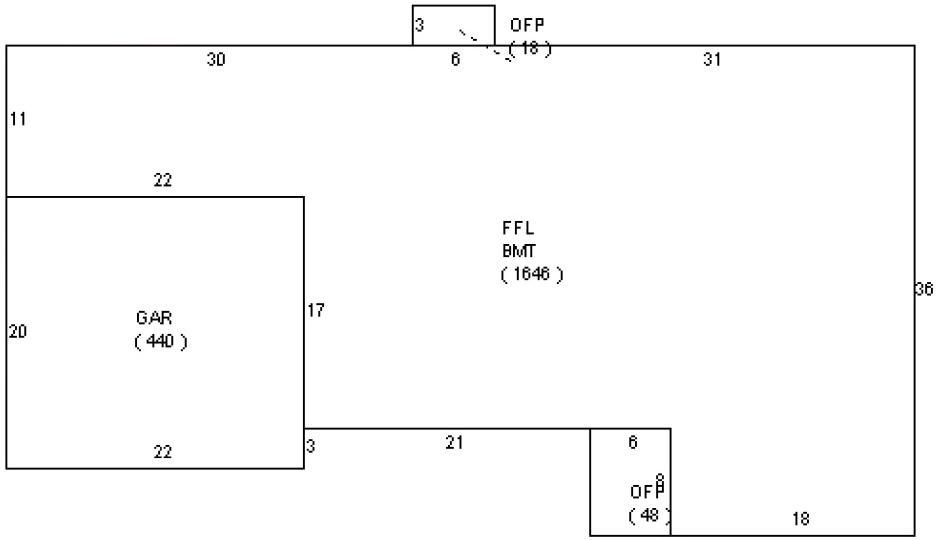
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	120.50
Special Features:	0	Val/Su Net:	71.25
Final Total:	270600	Val/Su SzAd	164.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,646	50.250	82,712
FFL	First Floor	1,646	120.500	198,349
GAR	Garage	440	20.370	8,963
OFP	Open Porch	66	40.870	2,698

Net Sketched Area:	3,798			Total:	292,722
Size Ad	1646	Gross Are	3798	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	